



Legislation Text

File #: 0486-2020, Version: 1

Rezoning Amendment: Z18-050A

Ordinance #1765-2019, passed July 15, 2019 (Z18-050), rezoned 153.7± acres from the R, Rural District to the PUD-6 Planned Unit Development District for single- and multi-unit residential development totaling 765 units in three sub-areas. That legislation contained commitments that prohibited garage-forward design for single-unit dwellings in Sub-area A. At the time this legislation was approved, the developer of Sub-area A was not identified, and specific model home elevation renderings were unavailable. This legislation will amend Ordinance #1765-2019 by modifying the PUD Text to permit certain model homes with a garage-forward design in order to meet the marketing needs of the developer. Planning Division Staff has reviewed the elevation renderings for consistency with similar proposals in the area and applicable Traditional Neighborhood Development criteria, and supports deviation from this provision with the inclusion of the attached elevation renderings in this ordinance. Additionally, the PUD Plan has been slightly modified to account for wetlands that were discovered in the southwest quadrant of the site. The resulting changes eliminate one public street connection to the subdivision to the south but increase Parkland Dedication and tree preservation areas. The densities in Sub-areas A and C were also slightly adjusted. The revised plan was fully vetted by zoning staff, the Traffic Management Division, the Planning Division, and the Recreation and Parks Department. All other aspects of Ordinance #1765-2019 remain in effect and are included in this amendment.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

To amend Ordinance #1765-2019, passed July 15, 2019 (Z18-050), by repealing Section 3 and replacing it with a new Section 3 thereby modifying the PUD Text regarding garage-forward design standards in Sub-area A, and replacing the approved PUD Plan for property located at **5091 E. WALNUT ST. (43081)** (Rezoning Amendment # Z18-050A).

WHEREAS, Ordinance #1765-2019, passed July 15, 2019 (Z18-050), rezoned 153.7± acres located at **5091 E. WALNUT ST. (43081)** from the R, Rural District to the PUD-6 Planned Unit Development District; and

WHEREAS, that rezoning established specific development standards addressing permitted uses, access, landscaping, building design, and lighting commitments within the PUD Text; and

WHEREAS, the PUD Text prohibited garage-forward design for dwelling units in Sub-area A; and

WHEREAS, the Applicant proposes to modify the PUD Text to permit deviation from this provision as depicted on the attached renderings; and

WHEREAS, the Applicant also proposes to replace the PUD Plan to account for wetlands that were discovered in the southwest quadrant of the site; and

WHEREAS, it is necessary to amend Section 3 of Ordinance #1765-2019, passed July 15, 2019 (Z18-050), to modify the PUD Text, to replace the PUD Plan, and to add the renderings; and

WHEREAS, all other aspects of Sections 1 and 2 contained in Ordinance #1765-2019 are unaffected by this amendment and remain in effect, and are repeated below for clarity; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

5091 E. WALNUT ST. (43081), being 153.7± acres located on the south side of East Walnut Street, 160± feet east of Lee Road, and being more particularly described as follows:

SUBAREA “A” ZONING DESCRIPTION
Containing 84.95 acres

Situate in the State of Ohio, County of Franklin, City of Columbus, being the Northwest Quarter of Section 6, Township 2, Range 16, U.S.M.L. and being a part of the Northeast Quarter of Section Number 6, Township 2, Range 18, U.S.M.L. and being part of Franklin County Parcel numbers 010-271873-00, 010-271874-00 and 010-267724-00, being part of the parcels one and two conveyed to Robert N. Phillips. of record in Deed Volume 3434, Page 927, and being part of the parcel conveyed to Carl L. Souder and Ila Mildred Souder in O.R. 15228, Page B19; all deed references refer to the records of the Recorder’s Office Franklin County Ohio and described as follows:

BEGINNING at the intersection of the centerline of E. Walnut Street with the westerly line of said Robert N. Phillips parcel one;

Thence, with the centerline of said E. Walnut Street, South 86°00’50” East, a distance of 321.33 feet to a point:

Thence across said Robert N. Phillips parcels one and two and Carl L. Souder and Ila Mildred Souder parcel, the following courses:

South 04°06’03” West, a distance of 830.02 feet to a point;

South 87°20’51” East, a distance of 218.06 feet to a point;

South 03°30’15” West, a distance of 1041.46 feet to a point;

South 87°05’31” East, a distance of 729.04 feet to a point;

North 03°24’46” East, a distance of 1855.13 feet to a point on the centerline of E. Walnut Street;

Thence, with the said centerline; South 86°04’38” East, a distance of 672.49 feet to a point;

Thence across said Souder parcel; South 03°55’40” West, a distance of 2663.66 feet to a point;

Thence, with the southerly line of said Phillips and Souder parcels, North 85°31’08” West, a distance of 1973.90 feet to a point;

Thence, with the westerly lines of said Phillips parcel, the following courses:

North 03°44’54” East, a distance of 2345.05 feet;

South 86°15’06” East, a distance of 62.42 feet;

North 01°54’14” East, a distance of 298.38 feet to the point of being and containing 84.95 acres of land more or less.

This description was prepared from existing records for zoning purposes and is not intended for deed transfer purposes.

SUBAREA “B” ZONING DESCRIPTION

Containing 42.65 acres

Situate in the State of Ohio, County of Franklin, City of Columbus, being a part of the Northeast Quarter of Section Number 6, Township 2, Range 18, U.S.M.L., being part Franklin County Parcel numbers 010-267724-00 and being part of the parcel conveyed to Carl L. Souder and Ila Mildred Souder in O.R. 15228, Page B19; all deed references refer to the records of the Recorder’s Office Franklin County Ohio and described as follows:

BEGINNING at the intersection of the centerline of the E. Walnut Street with the easterly line of said Carl L. Souder and Ila M. Souder parcel;

Thence, with the easterly line of said Souder parcel, South 03°15’46” West, a distance of 2665.41 feet to southeastern corner thereof;

Thence, with the southerly line of said Souder parcel, North 86°00’23” West, a distance of 712.84 feet to a point;

Thence across said Souder parcel, North 03°55’40” East, a distance of 2663.66 feet to a point on the said centerline;

Thence, with the said centerline, South 86°08’08” East, a distance of 681.97 feet to the point of being and containing 42.65 acres of land more or less.

This description was prepared from existing records for zoning purposes and is not intended for deed transfer purposes.

SUBAREA “C” ZONING DESCRIPTION

Containing 26.11 acres

Situate in the State of Ohio, County of Franklin, City of Columbus, being the Northwest Quarter of Section 6, Township 2, Range 16, U.S.M.L. and being a part of the Northeast Quarter of Section Number 6, Township 2, Range 18, U.S.M.L. and being part of Franklin County Parcel numbers 010-271873-00 and 010-271874-00, being part of the parcels one and two conveyed to Robert N. Phillips. Of record in Deed Volume 3434, Page 927; all deed references refer to the records of the Recorder’s Office Franklin County Ohio and described as follows:

BEGINNING at the intersection of the centerline of E. Walnut Street with the easterly line of said Robert N. Phillips parcel one;

Thence, with the easterly line of said Phillips parcel one, South 03°28’48” East, a distance of 603.55 feet to a corner thereof;

Thence, with the northerly line of said Phillips parcel two, South 86°25’42” East, a distance of 655.86 feet to a corner thereof;

Thence, with the easterly line of said Phillips parcel two, South 03°24’46” West, a distance of 1255.80 feet to a point;

Thence across said Robert N. Phillips parcels one and two, the following courses:

North 87°05’31” West, a distance of 729.04 feet to a point;

North 03°30’15” East, a distance of 1041.46 feet to a point;

North 87°20'51" West, a distance of 218.06 feet to a point;

North 04°06'03" East, a distance of 830.02 feet to a point on the said centerline;

Thence, with the said centerline, South 86°23'36" East, a distance of 280.28 feet to the point of being and containing 26.11 acres of land more or less.

This description was prepared from existing records for zoning purposes and is not intended for deed transfer purposes.

To Rezone From: R, Rural District,

To: PUD-6, Planned Unit Development District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the PUD-6, Planned Unit Development District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map and shall register a copy of the approved PUD-6, Planned Unit Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.09 of the Columbus City Codes; said plan being titled, "**PUD PLAN**," said elevation renderings titled, "**SUB-AREA A ARCHITECTURE**," "**SUB-AREA B ARCHITECTURE**," and "**SUB-AREA C ARCHITECTURE**," and said text being titled, "**PUD-6 DEVELOPMENT TEXT**," all dated ~~June 13, 2019~~ **January 10, 2020**, and signed by Laura M. Comek, Attorney for the Applicant, and the text reading as follows:

(SEE ATTACHMENT FILE TITLED, "ORD0486-2020_PUD-6 DEVELOPMENT TEXT")

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.